

**NOTICE OF PUBLIC HEARING  
WORCESTER COUNTY  
BOARD OF ZONING APPEALS**

**AGENDA**

*WEDNESDAY, MAY 14, 2020*

Pursuant to the provisions of the Worcester County Zoning Ordinance and due to the current COVID-19 pandemic, and in lieu of public appearance, notice is hereby given that the public hearing will be held remotely by conference call with the Board of Zoning Appeals for Worcester County. Directions for joining and participating in the hearing will be posted on the County website on April 30, 2020.

**6:30 p.m.**

**Case No. 20-18**, on the application of Phillips Signs, Inc., on the lands of Singerman Real Estate (dba Outlets Ocean City), requesting a special exception to reconstruct and relocate a legally existing non-conforming pylon sign associated with Outlets Ocean City in the C-2 General Commercial District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-122(d)(1), ZS 1-210(b)(2), ZS 1-305 and ZS 1-324, located at 12741 Ocean Gateway (US Route 50), on the northwest corner of the intersection with Golf Course Road, Tax Map 27, Parcel 642, in the Tenth Tax District of Worcester County, Maryland.

**6:35 p.m.**

**Case No. 20-24**, on the lands of Valeri Tcheremissine, requesting a variance to the Ordinance prescribed front yard setback from 50 feet from the center of the road right-of-way to 32.5 feet (an encroachment of 17.5 feet) associated with a proposed second story addition to an existing dwelling in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2) and ZS 1-305, located at 12904 Lake Avenue, on the southeast corner of the intersection with Golf Course Road, Tax Map 22, Parcel 397, Block 14, Lot 5 of the Bayshore Acres Subdivision, in the Tenth Tax District of Worcester County, Maryland.

**6:40 p.m.**

**Case No. 20-23**, on the application of Annette Cathell, on the lands of Michael Riordan, requesting a variance to the Ordinance prescribed front yard setback from 50 feet from the center of the road right-of-way to 37 feet (an encroachment of 13 feet) associated with a proposed single-family dwelling in the V-1 Village District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-204(b)(2), and ZS 1-305, located on the southeast corner of the intersection of Langmaid Road and Newark Road, Tax Map 40, Parcel 144, in the Fourth Tax District of Worcester County, Maryland.

**6:45 p.m.**

**Case No. 20-22**, on the application of Snow Hill Volunteer Fire Company, Inc., on the lands of State of Maryland, requesting a special exception to allow a firehouse in the R-1 Rural Residential District, a variance to the Ordinance prescribed side yard setback from 30 feet to 20.9 feet (an encroachment of 9.1 feet) and a variance to the Ordinance prescribed rear yard setback from 30 feet to 0.1 feet (an encroachment of 29.9 feet) associated with the proposed construction of a new firehouse pursuant to Zoning Code Sections ZS 1-116(c)(3), 1-116(c)(4), ZS 1-205(c)(6) and ZS 1-305, located at 6572 Snow Hill Road approximately 835 feet east of Village Trail, Tax Map 46, Parcel 15, in the Second Tax District of Worcester County, Maryland.

**6:50 p.m.**

**Case No. 20-17**, on the application of Hugh Cropper, IV, Esquire, on the lands of Elwood & Mary Hokanson, requesting an after-the-fact modification to a previously granted variance to the Ordinance prescribed front yard setback from 50 feet from the center of the road right-of-way to 40.1 feet (an encroachment of 9.9 feet) associated with a single-family dwelling in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-206(b)(2), and ZS 1-305, located at 12351 Meadow Drive approximately 0.36 miles southeast of the intersection with Snug Harbor Road, Tax Map 33, Parcel 346, Lot 33 of the Snug Harbor Subdivision, in the Tenth Tax District of Worcester County, Maryland.

**6:55 p.m.**

**Case No. 20-4**, on the application of Hugh Cropper, IV, Esquire, on the lands of Lawrence and Jacqueline Lieske, requesting a variance to the Ordinance prescribed side yard setback from 6 feet to 3.9 feet (an encroachment of 2.1 feet) associated with a proposed second story deck and stairs and requesting a variance to the Atlantic Coastal Bays Critical Area Buffer Management Area (BMA) from 15 feet to 0 feet (an encroachment of 15 feet) associated with an After-the-Fact concrete walkway and patio in the R-2 Suburban Residential District, pursuant to Zoning Code Sections ZS 1-116(c)(4), ZS 1-116(m), ZS 1-205(b)(2), ZS 1-305, NR 3-104(c)(4), and NR 3-111 located at 10411 Brighton Road, approximately 465 feet south of Rumgate Road, Tax Map 21, Parcel 8, Section A, Block 9, Lot 28 of the Cape Isle of Wight Subdivision, in the Tenth Tax District of Worcester County, Maryland.

**7:00 p.m.**

**Case No. 20-28**, on the application of Hugh Cropper, IV., on the lands of West O Madfish, LLC, requesting a variance to the ordinance prescribed side yard setback from 6' to 0' (an encroachment of 6'), and a special exception to allow a 6 foot tall fence in the Ordinance prescribed front yard setback, associated with the proposed re-construction of a restaurant in the CM Commercial Marine District, pursuant to Zoning Code Sections ZS 1-116(c)(3), ZS 1-214(c)(2) and ZS 1-305, located at 12817 Harbor Road, on the northerly side of Harbor Road, approximately 436 feet west of Golf Course Road, Tax Map 27, Parcel 376, Lot 44 in the Tenth Tax District of Worcester County, Maryland.

**ADMINISTRATIVE MATTERS**

